

# Clinton Iowa County



**Development | Recreational | Building**

**80 Acres M/L**

ALAN MCNEIL | 563.321.1125  
Alan@PeoplesCompany.com  
IA LIC S64136000

DOUG YEGGE | 563.320.9900  
Doug@PeoplesCompany.com  
IA LIC B14481000

**Listing 18314**





# Details

Clinton County, Iowa Land for Sale – Peoples Company presents a unique tract located approximately two miles southeast of DeWitt, Iowa - one of the fastest-growing cities in the state - and just a short drive from the Quad City Metro area. The property features 80 acres m/l offering potential building sites, recreational opportunities, and possible future development. The parcel also includes a well on the property.

This property offers excellent recreational potential with a trail in place that provides access throughout much of the farm. The area is known for strong populations of deer, turkeys, and small game, making it a great option for hunting and outdoor enthusiasts. There is a wide, owned entrance lane on the east side of the parcel leading to 300th Avenue. Enjoy the convenience of an accessible tract of land just a short commute from the Quad City Metro and 2.5 hours from the Chicagoland area.



## DIRECTIONS

From Hwy 61, head east on Hwy 30 for approximately 3 miles. Turn right (south) onto 300th Avenue and continue for 1 mile. The property will be on the west (right) side, watch for signs.

**For more information  
on this listing visit  
[PeoplesCompany.com](http://PeoplesCompany.com)**

**Asking Price: \$1,960,000**

**Net Taxes: \$204.00**

**CSR2: 60.3**

**School District: DeWitt Central**



Scan the QR code to view this listing online.



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 **PEOPLES**<sup>™</sup>  
COMPANY  
INTEGRATED LAND SOLUTIONS





700 6th Avenue  
DeWitt, IA 52742



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